



TOWN OF JACKSON PLANNING & BUILDING DEPARTMENT

TRANSMITTAL MEMO

Town of Jackson

- ☒ Public Works/Engineering
- ☒ Building
- ☐ Title Company
- ☒ Town Attorney
- ☒ Police

Joint Town/County

- ☐ Parks and Recreation
- ☒ Pathways
- ☒ Joint Housing Dept

Teton County

- ☐ Planning Division

- ☐ Engineer
- ☐ Surveyor- *Nelson*
- ☐ Assessor
- ☐ Clerk and Recorder
- ☐ Road and Levee

State of Wyoming

- ☐ Teton Conservation
- ☐ WYDOT
- ☐ TC School District #1
- ☐ Game and Fish
- ☐ DEQ

Federal Agencies

- ☐ Army Corp of Engineers

Utility Providers

- ☐ Qwest
- ☐ Lower Valley Energy
- ☐ Bresnan Communications

Special Districts

- ☒ START
- ☒ Jackson Hole Fire/EMS
- ☐ Irrigation Company

Date: August 5, 2021	REQUESTS: The applicant is submitting a request for a Zoning Compliance Verification to verify that the transfer of development rights from 155 West Pearl Avenue (Lots 9 & 10, Block 2, Wort Addition to the Town of Jackson, PIDN 22-41-16-33-1-02-006) to SRB Brewery Buildings, LLC, owner of the property located at 265 S Millward Street (Lots 11 & 12, Block 6, Second Wort Addition to the Town of Jackson, PIDN 22-41-16-33-1-11-007) is allowed. For questions, please call Paul Anthony at 733-0440, x1303 or email to the address shown below. Thank you.
Item #: P21-214	
Planner: Paul Anthony Phone: 733-0440 ext. 1303 Email: panthony@jacksonwy.gov	
Owner One Hundred Seven, LLC / SRB Brewery Buildings, LLC Applicant HH Land Strategies / Hal Hutchinson PO Box 1902 Wilson, WY 83014	
Please respond by: August 19, 2021 (Sufficiency) August 26, 2021 (with Comments)	

RESPONSE: For Departments not using Trak-it, please send responses via email to:
alangley@jacksonwy.gov



PLANNING PERMIT APPLICATION
Planning & Building Department

150 E Pearl Ave. | ph: (307) 733-0440
P.O. Box 1687 | www.townofjackson.com
Jackson, WY 83001

For Office Use Only

Fees Paid _____ Date & Time Received _____
Application #s _____

Please note: Applications received after 3 PM will be processed the next business day.

PROJECT.

Name/Description: Wort House & Snake River Brewpub, Floor Area Transfer
Physical Address: 155 W Pearl Ave & 265 S Millward St. 22-41-16-33-1-11-007 &
Lot, Subdivision: Lot 9,10,Blk 2,Wort-1 & Lot 11,12,Blk 6,Wort-2 PIDN: 22-41-16-33-1-02-006

PROPERTY OWNER.

Name: 107, LLC & SRB Brewery Buildings, LLC Phone: _____
Mailing Address: PO Box 1905 & PO Box 3317, Jackson, WY ZIP: 83001
E-mail: _____

APPLICANT/AGENT.

Name: HH Land Strategies, LLC, Hal Hutchinson Phone: 307-699-0265
Mailing Address: PO Box 1902, Wilson, WY ZIP: 83014
E-mail: hal@hhlandstrategies.com

DESIGNATED PRIMARY CONTACT.

_____ Property Owner ☒ Applicant/Agent

TYPE OF APPLICATION. Please check all that apply; review the type of application at www.townofjackson/200/Planning

Use Permit	Physical Development	Interpretations
_____ Basic Use	_____ Sketch Plan	_____ Formal Interpretation
_____ Conditional Use	_____ Development Plan	<input checked="" type="checkbox"/> Zoning Compliance Verification
_____ Special Use	_____ Design Review	Amendments to the LDRs
Relief from the LDRs	Subdivision/Development Option	_____ LDR Text Amendment
_____ Administrative Adjustment	_____ Subdivision Plat	_____ Map Amendment
_____ Variance	_____ Boundary Adjustment (replat)	Miscellaneous
_____ Beneficial Use Determination	_____ Boundary Adjustment (no plat)	_____ Other: _____
_____ Appeal of an Admin. Decision	_____ Development Option Plan	_____ Environmental Analysis

PRE-SUBMITTAL STEPS. To see if pre-submittal steps apply to you, go to www.townofjackson.com/200/Planning and select the relevant application type for requirements. Please submit all required pre-submittal steps with application.

Pre-application Conference #: n/a Environmental Analysis #: n/a
Original Permit #: n/a Date of Neighborhood Meeting: n/a

SUBMITTAL REQUIREMENTS. Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant. Go to www.townofjackson.com/200/Planning and select the relevant application type for submittal requirements.

Have you attached the following?

- ☒ **Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.
- ☒ **Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. Please see the Letter of Authorization template at <http://www.townofjackson.com/DocumentCenter/View/845/LetterOfAuthorization-PDF>.
- ☒ **Response to Submittal Requirements.** The submittal requirements can be found on the TOJ website for the specific application. If a pre-application conference is required, the submittal requirements will be provided to applicant at the conference. The submittal requirements are at www.townofjackson.com/200/Planning under the relevant application type.

Note: Information provided by the applicant or other review agencies during the planning process may identify other requirements that were not evident at the time of application submittal or a Pre-Application Conference, if held. Staff may request additional materials during review as needed to determine compliance with the LDRs.

Under penalty of perjury, I hereby certify that I have read this application and associated checklists and state that, to the best of my knowledge, all information submitted in this request is true and correct. I agree to comply with all county and state laws relating to the subject matter of this application, and hereby authorize representatives of Teton County to enter upon the above-mentioned property during normal business hours, after making a reasonable effort to contact the owner/applicant prior to entering.

Signature of Property Owner or Authorized Applicant/Agent

HAL HUTCHINSON
Name Printed

Date

Title

8/4/2021

AGENT

LETTER OF AUTHORIZATION

One Hundred Seven, LLC, "Owner" whose address is:

155 W Pearl Avenue

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

, as the owner of property more specifically legally described as: Lots 9-10, BLK 2, Wort 1

(If too lengthy, attach description)

HEREBY AUTHORIZES HH Land Strategies, LLC, Hal Hutchinson as agent to represent and act for Owner in making application for and receiving and accepting on Owners behalf, any permits or other action by the Town of Jackson, or the Town of Jackson Planning, Building, Engineering and/or Environmental Health Departments relating to the modification, development, planning or replatting, improvement, use or occupancy of land in the Town of Jackson. Owner agrees that Owner is or shall be deemed conclusively to be fully aware of and to have authorized and/or made any and all representations or promises contained in said application or any Owner information in support thereof, and shall be deemed to be aware of and to have authorized any subsequent revisions, corrections or modifications to such materials. Owner acknowledges and agrees that Owner shall be bound and shall abide by the written terms or conditions of issuance of any such named representative, whether actually delivered to Owner or not. Owner agrees that no modification, development, platting or replatting, improvement, occupancy or use of any structure or land involved in the application shall take place until approved by the appropriate official of the Town of Jackson, in accordance with applicable codes and regulations. Owner agrees to pay any fines and be liable for any other penalties arising out of the failure to comply with the terms of any permit or arising out of any violation of the applicable laws, codes or regulations applicable to the action sought to be permitted by the application authorized herein.

Under penalty of perjury, the undersigned swears that the foregoing is true and, if signing on behalf of a corporation, partnership, limited liability company or other entity, the undersigned swears that this authorization is given with the appropriate approval of such entity, if required.

OWNER:

(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title: Manager

(if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or other non-individual Owner)

STATE OF Wyoming)
COUNTY OF Teton)SS.

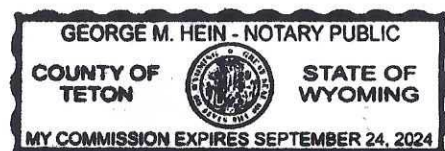
The foregoing instrument was acknowledged before me by George M Hein this 5 day of March, 2021.

WITNESS my hand and official seal.

(Notary Public)

My commission expires: 9/24/2024

(Seal)



LETTER OF AUTHORIZATION

SRB Brewery Buildings, LLC

, "Owner" whose address is: _____

PO Box 3317, Jackson, WY 83001

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

_____, as the owner of property
more specifically legally described as: Lots 11 and 12, Blk 6, Wort 2

(If too lengthy, attach description)

HEREBY AUTHORIZES HH land Strategies, LLC

as

agent to represent and act for Owner in making application for and receiving and accepting on Owners behalf, any permits or other action by the Town of Jackson, or the Town of Jackson Planning, Building, Engineering and/or Environmental Health Departments relating to the modification, development, planning or replatting, improvement, use or occupancy of land in the Town of Jackson. Owner agrees that Owner is or shall be deemed conclusively to be fully aware of and to have authorized and/or made any and all representations or promises contained in said application or any Owner information in support thereof, and shall be deemed to be aware of and to have authorized any subsequent revisions, corrections or modifications to such materials. Owner acknowledges and agrees that Owner shall be bound and shall abide by the written terms or conditions of issuance of any such named representative, whether actually delivered to Owner or not. Owner agrees that no modification, development, platting or replatting, improvement, occupancy or use of any structure or land involved in the application shall take place until approved by the appropriate official of the Town of Jackson, in accordance with applicable codes and regulations. Owner agrees to pay any fines and be liable for any other penalties arising out of the failure to comply with the terms of any permit or arising out of any violation of the applicable laws, codes or regulations applicable to the action sought to be permitted by the application authorized herein.

Under penalty of perjury, the undersigned swears that the foregoing is true and, if signing on behalf of a corporation, partnership, limited liability company or other entity, the undersigned swears that this authorization is given with the appropriate approval of such entity, if required.

OWNER: TL S

(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title: owner

(if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or other non-individual Owner)

STATE OF Wyoming)
COUNTY OF Teton) SS.

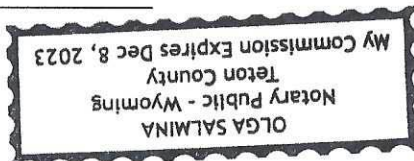
The foregoing instrument was acknowledged before me by Theodore Staryk this 8/3/21 day of August 2021

WITNESS my hand and official seal.

(Seal)

(Notary Public)

My commission expires:



HH LAND STRATEGIES, LLC

PO Box 1902, Wilson, WY 83014

307-699-0265 – HAL@HHLANDSTRATEGIES.COM

August 3, 2021

To: Town of Jackson Planning Department

From: Hal Hutchinson, HH Land Strategies,

RE: Zoning Compliance Verification for Gladys and John Wort House Transfer of Development Rights to Snake River Brewpub

On behalf of One Hundred Seven, LLC, owner of the property located at 155 West Pearl Avenue (Lots 9 & 10, Block 2, Wort Addition to the Town of Jackson, PIDN 22-41-16-33-1-02-006) and SRB Brewery Buildings, LLC, owner of the property located at 265 S Millward Street (Lots 11 & 12, Block 6, Second Wort Addition to the Town of Jackson, PIDN 22-41-16-33-1-11-007) I am submitting this Zoning Compliance Verification (ZCV) application pursuant to Town LDR Section 5.9.6.C.6.c.i. to verify that the transfer of development rights from 155 West Pearl Avenue to 265 S Millward Street is permitted by the Town LDRs.

The property at 155 West Pearl Avenue, otherwise known as the Gladys and John Wort House property ("Sending Property") contains a building that is designated to the Jackson Historic Register pursuant to Town LDR Section 8.5.7. (See attached Designation to Jackson Historic Register letter dated 5/12/2021) Furthermore, there is a significant amount of unused floor area on the Sending Property as described below.

Sending Property: Amount and Type of Floor Area:

Zoning:	Downtown Core 2 (DC-2)
Property Size:	.34 Acres (14,810 s.f.)
Allowable FAR:	1.3 FAR = 19,254 s.f.
Existing Floor Area:	1,766 s.f. (House: 1082, outbld: 360, garage: 324)
Floor Area Dedicated to Historic Buildings:	1,082 s.f.
Total Available Floor Area:	18,570

The property located at 265 S Millward Street, otherwise known as the Snake River Brewpub ("Receiving Property"), is zoned Commercial Residential 2 (CR-2). Pursuant to LDR Section 5.9.6.C.6.b.i. properties zoned CR-2 are eligible as "Receiving Properties" for transfer of development rights for historic properties. Furthermore, the Receiving Property has no significant environmental or developmental constraints and is adequately served by public infrastructure.

The owner of the Sending Property desires to transfer a total of 550 s.f. of commercial floor area to the Receiving Property. The owner of the Receiving Property desires to acquire 550 s.f. of commercial floor area from the Sending Property.

Once the Transfer of Development Rights amounting to 550 s.f. of Floor Area is complete, the Sending Property will retain a total of 18,020 s.f. of Floor Area. Furthermore, once the Transfer of Development rights is complete, the Receiving Property will enjoy the right to add or otherwise construct 550 s.f. of Floor Area above the maximum amount of FAR that is permitted on the property under CR-2 zoning.

Based on these statements, please verify that both the Sending Property and the Receiving Property are eligible to both send and receive transfer of development rights for historic preservation and that the amount of floor area on the Sending Property is correct and Receiving Property is permitted to increase the overall FAR by 550 s.f.



PLANNING & BUILDING DEPARTMENT

May 12, 2021

Mr. Hal Hutchinson
HH Land Strategies LLC
P.O. Box 1902
Wilson, WY 83014

RE: Designation to Jackson Historic Register
Item: P21-058
155 West Pearl Avenue (Gladys and John Wort House)

Dear Mr. Hutchinson,

This letter is to confirm that on May 12, 2021, the Town of Jackson Planning Director **approved** your request to designate the Gladys and John Wort House, located at 155 West Pearl Avenue, to the Jackson Historic Register per Sec. 8.5.7 in the Town of Jackson Land Development Regulations (LDRs). This approval is based on the historical survey and other the information provided in the applicant's submittal (on file), as well as the recommendation of approval from the Teton County Historic Preservation Board provided at its Board meeting on April 13, 2021.

The referenced property is now eligible for and subject to the provisions in the Town's historic preservation program, including: Div. 5.9 (Preservation of Historic Properties); Sec. 5.8.1.B (Historic Preservation Design Guidelines); Sec. 8.5.8 (Certificate of Appropriateness - Exterior Alterations); and Sec. 8.5.9 (Certificate of Appropriateness - Repositioning and Relocation) in the LDRs.

Should you have any questions or need additional information, please contact me by email at panthony@jacksonwy.gov or by phone at 307-733-0440, ext. 1303.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul Anthony".

Paul Anthony
Planning Director

